

Danner, Ward

From: Carmen Santos <Santos.Carmen@epamail.epa.gov>
Sent: Wednesday, March 27, 2013 12:32 PM
To: Santos, Carmen
Subject: Fw: PCBs: Aspire School Site in Oakland, California - Conditional Approval of SAP and LFR's November 18, 2009 Letter
Attachments: 11_18_2009_LFR_TSCA Letter Response 11-18-2009.pdf; 11_23_2009_Aspire - Extra Conf soil Samples.pdf

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"Think left and think right and think low and think high. Oh, the things you can think up if only you try!" Dr. Seuss

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 Before printing this e-mail think if it is necessary. Think Green!

----- Forwarded by Carmen Santos/R9/USEPA/US on 03/27/2013 12:32 PM -----

From: Carmen Santos/R9/USEPA/US
To: Ron.Goloubow@lfr.com,
Cc: wilson.patrick@epa.gov, santos.carmen@epa.gov
Date: 11/25/2009 10:30 AM
Subject: PCBs: Aspire School Site in Oakland, California - Conditional Approval of SAP and LFR's November 18, 2009 Letter

Dear Ron Goloubow:

Thank you for submitting the November 18, 2009 letter concerning USEPA's November 13, 2009 conditions of approval for the *"Toxic Substances Control Act Self-Implementing Cleanup Notification and Certification Former Pacific Electric Motors Facility 1009 66th Avenue in Oakland, California"* (prepared by LFR Inc. for Aspire and dated October 23, 2009) and the *"Sampling and Analysis Plan (SAP) For the Former Pacific Electric Motors Facility 1009 66th Avenue, Oakland, California November 2009, Prepared under notification requirements of 40 CFR 761.61(a)(3)."* We have reviewed both documents, which are attached below. This message addresses clarifications on these documents and USEPA's conditional approval of LFR's Soil Sampling Plan.

A. LFR Inc. November 18, 2009 Letter

Ambient air monitoring for PCB Aroclors in dust at the perimeter of the site. I will consult next week with my colleagues on the perimeter air sampling that LFR has proposed to meet Condition 6 of USEPA's November 13, 2009 approval letter and will get back to LFR on this issue during the week of November 30, 2009. In the meantime, I have some comments regarding the NIOSH method proposed in LFR's November 18, 2009 letter. The NIOSH Method 5503 states that precision of the method has not been evaluated, accuracy of the method has not been determined, range not studied, and for bias, the method indicates that none has been identified. Perhaps other analytical methods could be considered to meet the purpose of Condition 6. In a separate message I am asking some clarifications on the miniRam.

Building Materials Sampling Plan. Decontamination of sampling equipment and tools must be in accordance with 40 CFR 761.79(c)(2) as required in approval Condition 3 of USEPA's November 13, 2009 approval letter.

Deed Notice. As required in approval Condition 9 of USEPA's November 13, 2009 approval letter, the owner of the property is to submit a written, signed certification to USEPA certifying the required deed notice was recorded in accordance with state law.

Certification required under 40 CFR 761.61(a)(3)(i)(E). The revised written, signed certification meets the requirements of USEPA's conditional approval letter.

B. LFR's November 2009 Soil Sampling Plan - Conditional Approval

The following are the conditions of approval for "Sampling and Analysis Plan (SAP) For the Former Pacific Electric Motors Facility 1009 66th Avenue, Oakland, California November 2009, Prepared under notification requirements of 40 CFR 761.61(a)(3)."

1. SAP, Soil cleanup verification sampling. Verification of soil cleanup must be conducted in accordance with 40 CFR 761.61(a)(6) and 40 CFR 761, Subpart O. Refer to the requirements in these regulations. If verification sampling shows that soils are still above the 0.13 cleanup level, soils must be excavated until the cleanup level is achieved as demonstrated through cleanup verification sampling (see 40 CFR 761.61(a)(6)).

2. SAP, Sections 1.1 (Summary information), 1.3 (Target Excavation Levels), 2.2 (Excavation Confirmation Soil Sampling Procedure). As acknowledged in LFR's November 18, 2009 letter, the soil cleanup level for the self implementing cleanup of PCBs at the Aspire site in Oakland is 0.13 mg/kg (ppm) and not 0.39 mg/kg. The soil cleanup level in the LFR Sampling Plan is revised accordingly to reflect the soil cleanup level specified in USEPA's November 13, 2009 conditional approval letter.

3. SAP, Section 2.2 (Excavation Confirmation Soil Sampling Procedure). This section states:

"Collect soil samples from the bottom of the excavation on an approximate 30 foot by 30 foot grid, at least one bottom sample will be collected from each excavation." and

"Confirmation soil samples from either the floor or sidewalls that contain 0.39 mg/kg PCB or less shall be a confirmation that high-level PCB soils have been removed. Confirmation soil samples that contain greater than 0.39 mg/kg PCB shall be an indication that the specific grid needs further excavation in order to remove the PCB affected soil from the affected area."

The soil cleanup level referred to in the above cited paragraphs from Section 2.2 of the SAP is changed herein to 0.13 mg/kg (ppm), consistent with USEPA's November 13, 2009 approval letter. Please refer to Item B.1 ("SAP, Soil cleanup verification sampling") above.

4. LFR's November 23, 2009 electronic mail message. As agreed on November 23, 2009, LFR will collect six additional soil cleanup verification samples for PCB analysis only from the locations depicted in "blue highlighter" in the attached LFR map. These six soil cleanup verification samples are incorporated herein by reference into LFR's November 2009 SAP and such SAP is the subject of this conditional approval. LFR will also analyze for PCBs soil cleanup confirmation samples that will be collected around the perimeter of the polygon outlined in red and shown in the attached LFR map. LFR is collecting soil samples every 25 feet along the perimeter of this red-outlined polygon area. These samples are Such samples will also be analyzed with other constituents of concern identified at the site. These soil cleanup verification samples are incorporated herein by reference into LFR's November 2009 SAP and such SAP is the subject of this conditional approval. Although not discussed with LFR on November 23, 2009, PCB excavation areas (e.g., PCB Excavation Area 2) outside of the red-outlined "polygon area" should also be reviewed in similar manner as PCB Excavation Area 3 and the polygon area to determine if additional soil cleanup verification samples are necessary in light of the 0.13 mg/kg cleanup level for PCBs. The detection limit for areas showing that PCBs were not detected should be reviewed to ensure the PCB detection limit used in the sample analysis is below the PCB cleanup level.

5. "Additional Soil Sampling" and "Rationale for Additional Soil Sampling" sections in LFR's October 23, 2009 Self Implementing Cleanup Plan. These sections of the self implementing cleanup plan include additional soil characterization samples to be collected in certain areas (e.g., steam sump, beneath and around sewer lines, beneath and around the compressor area) at the Aspire site. These sections of the cleanup plan are incorporated herein by reference into LFR's November 2009 SAP and such SAP is the subject of this conditional approval. Depending on the sampling and analysis results, soil cleanup and cleanup verification may be necessary. Soil sampling must be conducted in accordance with 40 CFR 761, Subpart N. If necessary, based on site characterization sampling and analysis data for the areas described in the cited sections of the LFR October 2009 cleanup plan, soil cleanup and cleanup verification sampling may need to be

conducted. Soil cleanup and cleanup verification sampling must be conducted in accordance with 40 CFR 761, Subpart O and 40 CFR 761.61(a)(6). The soil cleanup level for PCBs at the Aspire school site is 0.13 mg/kg.

6. SAP, Section 2.4 (Sampling Equipment Decontamination). Decontamination of sampling equipment, movable equipment, and tools must be done in accordance with 40 CFR 761.79(c)(2) as required in Condition 3 of USEPA's November 13, 2009.

7. SAP, Section 2.4.2 (Management of Investigation Derived Wastes). LFR must follow the requirements in Condition 5 of USEPA's November 13, 2009 approval letter for offsite disposal of all wastes containing PCBs, including among others, soils exceeding the PCB cleanup level of 0.13 mg/kg.

Please let me know if you have any questions concerning the matters addressed in this message.

Sincerely,

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fax: 415.947.3533(*See attached file: 11_23_2009_Aspire - Extra Conf soil Samples.pdf*)(*See attached file: 11_18_2009_LFR_TSCA Letter Response 11-18-2009.pdf*)